

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20220714000278740 1/4 \$487.00
Shelby Cnty Judge of Probate, AL
07/14/2022 12:41:13 PM FILED/CERT

**This deed was prepared without title
examination and no opinion is rendered with
respect thereto**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **William O'Neal Whitt, Jr. and Melinda Vann Whitt**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, we, the said **William O'Neal Whitt, Jr. and Melinda Vann Whitt**, do hereby grant, bargain, sell and convey unto **William O' Neal Whitt, Jr. and Melinda Vann Whitt, Trustees, or their successors in interest, of the Neal and Melinda Whitt Living Trust dated February 24, 2020, and any amendments thereto.** (hereinafter referred to as GRANTEE), the following described Real Estate, to wit:

Lot 9-08A, according to the Survey of Mt. Laurel Resubdivision of Blocks 9 and 10, as recorded in Map Book 45, Page 35 in the Probate Office of Shelby County, Alabama

This conveyance and the warranties hereinafter contained are made subject to and encumbered by any and all restrictions, easements, covenants, and rights-of-way of record in said county affecting said described property.

TO HAVE AND TO HOLD, to **William O' Neal Whitt, Jr. and Melinda Vann Whitt, Trustees, or their successors in interest, of the Neal and Melinda Whitt Living Trust dated February 24, 2020, and any amendments thereto,** its successors and assigns, in fee simple, forever.

And we do for ourselves and our heirs, executors and administrators, covenant with the said



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William O' Neal Whitt, Jr. and Melinda Vann Whitt, Trustees, or their successors in interest, of the Neal and Melinda Whitt Living Trust dated February 24, 2020, and any amendments thereto, its successors and assigns , that we are lawfully seized in fee simple of the said premises; that they are free from all encumbrances; that we have good right to sell and convey the same as aforesaid and; that we will, and that our heirs, executors, and administrators shall, warrant and defend the same to the said **William O' Neal Whitt, Jr. and Melinda Vann Whitt, Trustees, or their successors in interest, of the Neal and Melinda Whitt Living Trust dated February 24, 2020, and any amendments thereto** , its successors and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 28th day of

 , 2022.

William O'Neal Whitt, Jr.
William O'Neal Whitt, Jr.

Melinda Vann Whitt
Melinda Vann Whitt

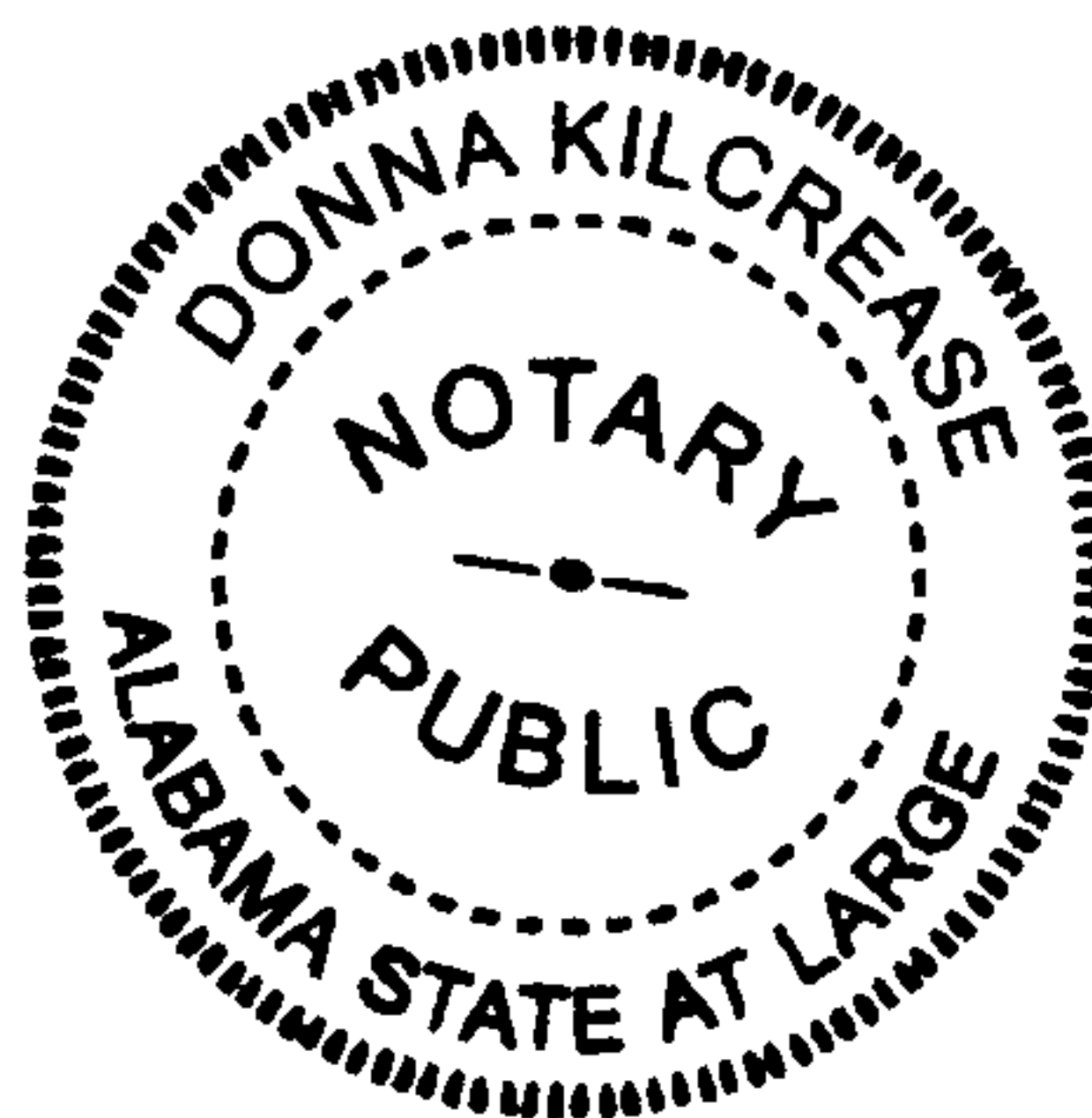
STATE OF Alabama)
 :
LEE COUNTY)

I, the undersigned, a Notary Public, in and for said County , in said State, hereby certify that **William O'Neal Whitt, Jr. and Melinda Vann Whitt**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

In Witness Whereof, I have hereunto set my hand and seal this the 28th day of June, 2022.

2022.

 NOTARY PUBLIC
 My Commission Expires: 11/25/2026



Grantee's Address:
284 Olmsted Street
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY
DAVIS, BINGHAM, HUDSON & BUCKNER, P.C.
ATTORNEYS AT LAW
724 N. DEAN ROAD, SUITE 100
AUBURN, ALABAMA 36830
22-903R



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>William O'Neal Whitt, Jr. and Melinda Vann Whitt</u>	Grantee's Name	<u>William O' Neal Whitt, Jr. and Melinda Vann Whitt, Trustees, or their successors in interest, of the Neal and Melinda Whitt Liv</u>
Mailing Address	<u>911 Clubview Court Auburn, AL 36830</u>	Mailing Address	<u>284 Olmsted Street Birmingham, AL 35242</u>
Property Address	<u>284 Olmsted Street Birmingham, AL 35242</u>	Date of Sale	<u>July 1, 2022</u>
		Total Purchase Price	_____
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value	\$ <u>455,000</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other _____
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

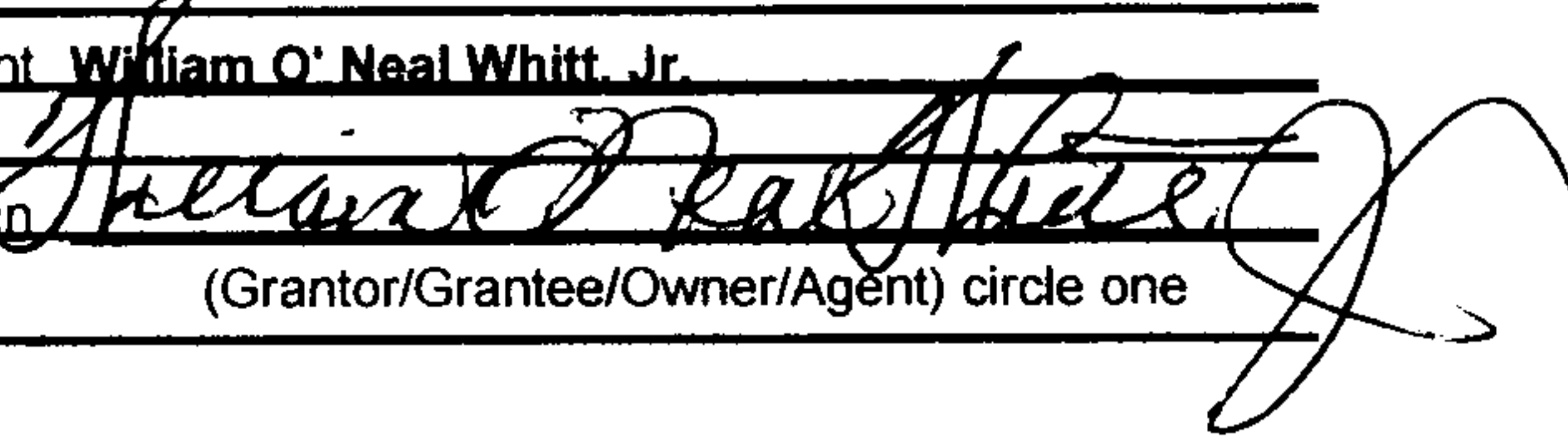
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	<u>July 1, 2022</u>	Print	<u>William O' Neal Whitt, Jr.</u>
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

File 22-903R